

# Downtown Miami Multi-Family Q1 2015

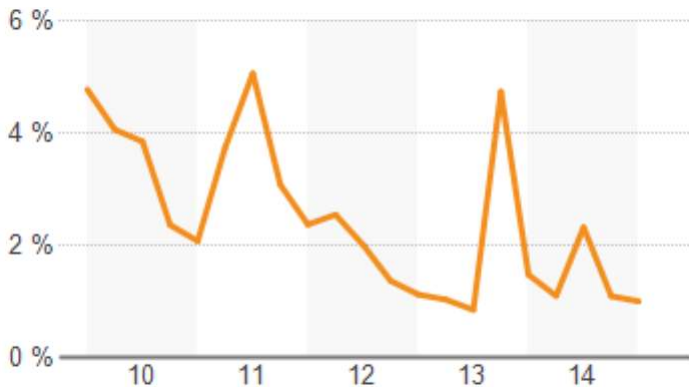
Leasing Units	Survey	5-Year Avg
Vacant Units	11	27
Vacancy Rate	1.0%	2.5%
12 Mo. Absorption Units	-3	11

Inventory in Units	Survey	5-Year Avg
Existing Units	6,439	1,074
12 Mo. Const. Starts	462	123
Under Construction	462	97
12 Mo. Deliveries	0	20

Rents	Survey	5-Year Avg
Studio Asking Rent	\$635	\$609
1 Bed Asking Rent	\$1,124	\$1,018
2 Bed Asking Rent	\$1,283	\$1,207
3+ Bed Asking Rent	\$1,090	\$1,085
Concessions	0.3%	0.9%

Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$48,918	\$50,475
Asking Price Per Unit	\$84,278	\$44,876
Sales Volume (Mil.)	\$8.4	\$12
Cap Rate	6.9%	9.2%

## Vacancy Rate



## Asking Rent Per Unit



## Absorption, Deliveries, Vacancy

